



Mary Ruck Way, Black Notley, Braintree, CM77 8RA

welcome to

Mary Ruck Way, Black Notley, Braintree

Well presented 3 bedroom family home situated in a sought-after residential location within Black Notley. Offering a spacious lounge, separate dining room, kitchen, ground floor cloakroom, en-suite to the master bedroom, family bathroom and private rear garden. Ideally positioned for amenities.



Hallway

Stairs to first floor. Under stairs cupboard. Radiator. Carpets. Doors leading to:-

Ground Floor Wc

Obscure double glazed window. Pedestal hand wash basin. Low level WC. Radiator.

Lounge

19' x 9' 6" (5.79m x 2.90m)

Double glazed window. Radiators. Feature fireplace. Carpets. Double glazed sliding patio doors to rear garden.

Dining Room

8' 10" x 7' 9" (2.69m x 2.36m)

Double glazed window. Radiator. Carpets.

Kitchen

9' 3" x 7' 10" (2.82m x 2.39m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob. Overhead extractor fan. Plumbing and space for washing machine and dishwasher. Wall mounted boiler.

Landing

Loft access. Doors leading to:-

Bedroom One

11' 4" max x 8' 10" max (3.45m max x 2.69m max)

Double glazed window. Radiator. Carpets. Fitted wardrobes. Door leading to:-

En-Suite

5' 7" x 5' 7" (1.70m x 1.70m)

Obscure double glazed window. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Radiator.

Bedroom Two

10' 2" + recess x 9' 6" (3.10m + recess x 2.90m)

Double glazed window. Radiator. Carpets.

Bedroom Three

8' 10" x 6' 7" (2.69m x 2.01m)

Double glazed window. Radiator. Carpets.

Bathroom

6' 7" x 6' 3" + recess (2.01m x 1.91m + recess)

Obscure double glazed window. Side panel bath with hot and cold mixer tap and shower attachment. Low level WC. Pedestal hand wash basin.

Garden

Commencing with a paved patio seating area and remainder laid to lawn. Mature shrubs. Enclosed by panel fencing,

Parking

Driveway providing off street parking leading to garage.

Garage

17' x 10' 2" (5.18m x 3.10m)



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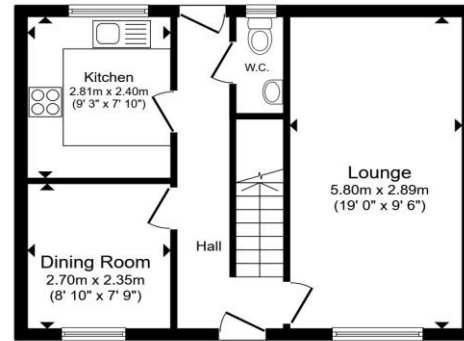
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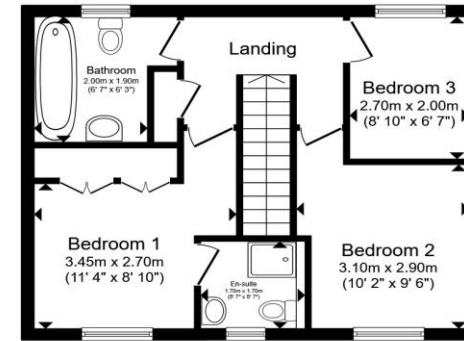
- Sought after Village Location of Black Notley
- Completed Onward Chain
- Garage and Off-Street Parking
- En Suite and Fitted Wardrobes to Bedroom One
- Convenient Access to A120/M11

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Ground Floor



First Floor

£375,000

Total floor area 84.4 m² (908 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BTR110588 - 0002

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